



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
April 12th, 2023**

The meeting of the Board of Directors was called to order at 6:40 p.m. by Kevin Maguire, 2022-2023 President. Board members present were: Kevin Maguire, President; Jamey Waters, Treasurer; Micah Seehorn, Secretary; Sally Watson, Joseph Hinton, and Sabrina Guler. Blake King was not present. No residents were present to discuss neighborhood issues.

The meeting was opened by Kevin Maguire at 6:40pm.

Homeowner's Forum

- No residents were present to discuss neighborhood issues.

President's Report was given prior to the meeting to coordinate April activities:

Items completed by the board and work in progress since last meeting:

- Annual Mailers Sent - Election, Budget and Dues, Meeting Notice.
- Backflow Test Complete.

Secretary's Report

- The secretary's report was given by Micah Seehorn.
- March meeting minutes were posted to www.rubyforest.net.

BUSINESS AGENDA
April 12th, 2023

MEMBERSHIP

- Filing paperwork for 1 member.
- Need to work on rental paperwork.

CLUBHOUSE

- Income for clubhouse rental for Mar - \$1290.
- Bathroom Remodel on going. Floor scheduled for mid-April. Need to plan doors.
- Schedule gutters and roof repair. Gutter \$5k.
- Carpet and soundproofing status.

- Usage balance.

COMMUNICATIONS

- Updated Pool Rules with new Lifeguard hours (12pm - 7pm).
- Add paint consultation info to the website with PDF.

COVENANTS

- Paint Consultant work approval.
- ACC evaluation/expansion.

EVENTS

- Graduation Banner Update.
- Easter Egg Hunt Complete. Big Success!
- Pool Opening Party on May 13th - Food (Sonny's), Bouncy House, etc.
- Welcome committee.

GROUNDS / LAKE

- Installing Summer annuals in the next 2 weeks.
- Need replacement dogwood for the 2nd island.
- Contacted Chem company about weeds.
- AquaDoc Silt Survey conducted - waiting on report.
- Consult on Tennis Court erosion issues - rocks and shrubs.
- Where to put the paddle boat?

TENNIS

- Add fees to offset the cost of resurfacing.
- Back Tennis Court lights repaired.

POOL

- Pool meeting with AMS on Sun 4/16 @ 3pm
- Need some signs replaced. Kevin to order. Dawn/10pm?
- Got approval for a new clubhouse phone. Not scheduled.
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain, Signage, Handrail.

MEMBERSHIP

Membership Status as of 4/12/2023 was reported by Micah Seehorn as follows:

- Permanent Full = 312
- Permanent Civic = 48
- Total Members = 359
- Total Non-Members = 83

Total Households = 443

One new member was added this month.

TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of 4/6/2023 were reported as follows:

Wells Fargo Primary/Debit	\$ 28,184.43
ACS HomeTrust Operating Account	\$ 132,510.62
<u>Money Market Account with ACS</u>	<u>\$ 143,472.31</u>
TOTAL ALL ACCOUNTS	\$ 304,167.36

The meeting was adjourned by Kevin Maguire at 8:00 p.m.

NEXT MEETING: Board meeting: Planned for 05/10/2023 at 6:30pm.